



Signature Report

February 10, 2004

Ordinance

Proposed No. 2004-0064.1

Sponsors McKenna

1 AN ORDINANCE authorizing the surplus, exchange and
2 dedication of two parcels of county-owned property to
3 expand the Eastgate park and ride.
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6 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

7 SECTION 1. Findings:

8 A. King County metro transit division is in the process of expanding the Eastgate
9 park and ride from seven hundred stalls to one thousand six hundred forty-six stalls by
10 constructing a five-story parking garage.

11 B. As part of the design process for the parking garage, a traffic analysis was
12 completed. The results of this analysis showed the necessity of a dedicated right turn
13 lane to the parking facility. This turn lane will be developed by King County on
14 Westbound Southeast Eastgate Way and dedicated to the city of Bellevue.

15 C. Construction of the turn lane will require the acquisition of four thousand one
16 hundred sixty three square feet of additional right-of-way from the adjacent private
17 landowners, Dr. and Mrs. Milton Walter ("Parcel A"). The additional right-of-way for

18 this project is currently used as parking for an office building owned by Dr. and Mrs.
19 Walter.

20 D. The acquisition of this property eliminates necessary parking for the office
21 building.

22 E. King County public health owns the parcel adjacent to the Walters' property to
23 the north and operates a neighborhood clinic at the site. When the clinic was developed,
24 a secondary emergency access was provided to the clinic through the Washington state
25 Department of Transportation park and ride to the west. In return for this access, King
26 County public health entered into a three-way agreement with the Washington state
27 Department of Transportation and the King County metro transit division to dedicate a
28 portion of its property for twenty nine park and ride stalls. This dedication was stipulated
29 by the conditional use permit which allowed the construction of the clinic, via agreement
30 and city of Bellevue zoning restrictions.

31 F. By obtaining a release of zoning restrictions from the city of Bellevue over this
32 dedicated park and ride area, King County public health can surplus and transfer to the
33 Walters four thousand nine hundred sixty-three square feet of its property ("Parcel B") as
34 compensation for the loss of parking on the Walters' property.

35 G. The city of Bellevue has agreed to remove the restrictions stipulating park and
36 ride use only.

37 H. King County public health will gain the use of seven thousand five hundred
38 square feet of land, which had previously been restricted to park and ride use only. This
39 will increase the value of the public health property by approximately one hundred ninety
40 thousand dollars.

41 I. This solution is agreeable to the Walters, as it maintains the number of parking
42 stalls available to their tenants.

43 J. The negotiated value of this property exchange between King County and the
44 Walters is zero dollars for the value of the land, and King County will pay the Walters a
45 total of thirty three thousand seven hundred thirty four dollars for landscaping and
46 construction easements.

47 K. King County public health will obtain a net increase of eight parking stalls
48 after the transaction.

49 L. Public access to the newly constructed transit parking facility will be improved
50 by this transaction.

51 M. Under K.C.C. 4.56.070, the property known as Parcel B has been declared
52 surplus to the needs of the King County public health department for the purpose of
53 exchange with the adjacent property owner to facilitate expanded parking for the King
54 County metro transit division.

55 N. Upon acquisition and pursuant to K.C.C. 4.56.070, the property known as
56 Parcel A has been declared surplus for the purpose of dedication to the city of Bellevue
57 for right-of-way.

58 O. The real estate services section of the facilities maintenance division property
59 services division finds the properties surplus to the county's present and foreseeable
60 needs.

61 SECTION 2. The King County executive is hereby authorized to execute the
62 necessary documents to exchange surplus King County public health property with the

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63 Walters' property, and dedicate the exchanged property to the city of Bellevue for the
64 development of a dedicated right turn lane to the new park and ride facility in accordance

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with K.C.C. 4.56.070.

PROPERTY NAME AND		APPRAISED
<u>PARCEL</u>	<u>TAX ACCT. NO.</u>	<u>VALUE</u>
A	<u>Walter Parcel</u>	\$175,005
	102405-9125	
B	<u>Public Health Parcel</u>	\$191,675
	102405-9050	

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Larry Phillips, Chair

ATTEST:

Anne Noris, Clerk of the Council

APPROVED this ____ day of _____, ____.

Ron Sims, County Executive

Attachments A. Real Estate Purchase Agreement, B. Map, Parcel A - Walter Property, C. Map, Parcel B - King County Property

